Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 17, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: **PRECISE PLAN OF DESIGN (PPD) NO. 06-09 (LOMA LINDA ACADEMY SCIENCE BUILDING)**

SUMMARY

The project is a request to construct a 4,143 square-foot addition to an existing 8,750 square-foot high school science building, including new accessible ~~toilets~~ restaurant, at the Loma Linda Academy. The proposed expansion would create one larger, continuous area for biology instruction and would include an adjoining laboratory. The site is located at the northwest corner of Academy Street and Anderson Street in a vacant landscaped area adjacent to Flaiz Hall. (See Attachment A, Site Location Map)

RECOMMENDATION

The recommendation is that the Planning Commission takes the following actions:

1. Adopt the Mitigated Negative Declaration (Attachment B); and,
2. Approve PPD No. 06-09 based on the Findings, and subject to the attached Conditions of Approval (Attachment C).

PERTINENT DATA

Property Owner/Applicant:	Loma Linda Academy
General Plan/Zoning:	Institutional (I)
Site:	A 22.9-acre rectangular site
Topography:	Gently slopes to the south
Vegetation:	Existing landscaping around the campus and lawn area with one small canopy tree currently on the building site

Special Features: K – 12 private school

BACKGROUND AND EXISTING SETTING

Background

The application was submitted to the Community Development Department on April 10, 2006. The project was reviewed and deemed complete by the Administrative Review Committee (ARC) on April 18, 2006. The ARC requested that the plans reflect the future expansion and layout of the campus. The applicant would like to complete the construction of the building over summer break so it will be ready for the new school year in September.

Existing Setting

The 22.9-acre project site currently accommodates the Loma Linda Academy, an existing K-12 private school. The site is located on the northwest corner of Anderson Street and Academy Way, in an Institutional zone, bordered by vacant land to the west, existing residential dwellings to the east (and across Anderson Street), San Timoteo Creek to the north, and a parking lot to the south. The construction will be concentrated in the northeast corner of the Academy parcel.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is subject to the California Environmental Quality Act (CEQA) and an Initial Study has been prepared to address the potential environmental impacts of the project. Staff posted a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration of Environmental Impact for the project. The CEQA mandatory 20-day public review period began on Thursday, April 27, 2006 and ended on Tuesday, May 16, 2006. No written or oral comments on the environmental document have been received to date.

All of the potential project impacts identified in the Initial Study can be mitigated to below a level of significance. The mitigation measures identified in the Initial Study have been incorporated into the project requirements as Conditions of Approval. (See Attachments B, NOI/Initial Study; and C, Conditions of Approval)

ANALYSIS

Existing Setting

The Academy is divided into two separate campuses which are bisected by Academy Street. The high school campus is located north of Academy Street, while elementary campus abuts the southern portion of the street. Nearly all of the existing buildings in the high school campus are concentrated at the northeast sector of the site. An athletic field and baseball diamond dominate the western landscape of the campus. The

proposed project is an addition to an existing science building located in the high school portion of the campus, adjacent to Flaiz Hall.

Project Description

As stated, the project is a request to construct a 4,143 square-foot addition to an existing 8,750 square-foot high school science building including new accessible toilets. The south canopy of the existing building will be removed to allow attachment of the new building. Currently, the structure provides separate areas for classroom instruction and laboratory exercises for physics, chemistry and biology. The proposed project would result in a larger facility that would accommodate both a classroom and lab area for 36 students. The proposed expansion would occur on the south side of the building and would be constructed in an area that is currently landscaped. The addition will extend 65 feet south of the existing building into a large landscape area adjacent to an existing parking lot for the Academy. The proposed building is approximately 170 feet from the front property line and will not encroach into the minimum 25-foot setback required by the Institutional zone. Additionally, landscaping will be provided on the south side and east side of the building to "soften" the appearance of the new construction.

No demolition or removal of existing structures or parking areas would result. The applicant proposes construction in one (1) phase and would be completed within twelve (12) months. The improvements to the existing building will include installation of fire systems and remodeling of the restrooms for handicap accessibility in compliance with Title 24 requirements.

Currently, there are 215 standard parking spaces including and five (5) accessible parking spaces dedicated to the high school campus. In addition, the faculty parking area (located to the north and east of the Industrial Arts building) yields another 52 spaces. However, no additional parking is being proposed since the proposed construction is an expansion of an existing facility designed to accommodate the current number of students.

Architecture

The proposed architectural style will provide a modern shape and contour to the proposed addition while remaining compatible with the existing building in matching building materials and color scheme. The improvements will create angular extensions, which in combination with the proposed glass tower elements will help to accentuate the contemporary style of the new wing. In addition to the matching materials (the new construction incorporates horizontal brickwork along with a vertical brick pattern versus an all vertical brick pattern on the existing building) and color schemes, the flat roof line of the proposed addition will provide an appropriate "tie-in" with the existing structure. The improvements provide texture and relief to the current building design.

Findings

According to LLMC Section 17.30.290, Precise Plan of Design, Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

> "If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney has opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a precise plan of design is authorized by this title.*

   The proposed use is permitted within the Institutional (I) zone. The project is an expansion to an existing use that provides improvements to current class room and laboratory conditions. The project is consistent with the development requirements of Institutional (I) zone.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

   The proposed use is consistent with the existing General Plan Goal No. 4, which states that the quality of life in Loma Linda is of paramount concern, and standards should be developed for evaluating programs and policies to achieve this end. The improvement to the existing site furthers the implementation of Goal No. 4 through the development of educational facilities. The science building use is also consistent with the Institutional (I) Land Use Designation contained in the Draft General Plan.

   In addition, the proposed expansion of the existing science building and laboratory is compatible with the existing and future land uses on the site and in the surrounding area. The proposed project will provide much needed improvements to the existing private school by accommodating the existing student body and would not require additional faculty or parking areas.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

   There are no changes in the land use of the site. The site is adequate in size and shape to accommodate the current use, the proposed expansion, and future improvements and expansions (within the limitations of the zoning requirements). All yards, setbacks, walls, fences, and landscaping are consistent with the development standards for the Institutional zone. The proposed project will add approximately 4,000 square feet to the existing science building. No additional structures are being proposed.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

   The proposed project is a 4,143-square-foot expansion to the existing Science Building at the Loma Linda Academy. Upon completion, the project would not result in any new students or employees, as existing staff of Loma Linda Academy would continue employment within the expanded building. Therefore, no increase in traffic would result.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

   The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this Precise Plan of Design to insure compatibility with the neighborhood.

For the reasons stated, staff feels that the project may be approved because it will not negatively impact existing properties in the vicinity of the Academy, or unreasonably interfere with the use and enjoyment of nearby properties.

CONCLUSION

Staff recommends approval of the project because the proposed improvements to the Loma Linda Academy will enhance the existing use and provide much needed classroom and lab space. In addition, the project is consistent with the existing and draft General Plans, and compliant with the Institutional (I) zone requirements. The science building expansion is compatible with the existing and future uses in surrounding area. The NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures will be incorporated into the project as Conditions of Approval.

Respectfully submitted,

Allan Penaflorida
Planning Technician

ATTACHMENTS

A. Site Location Map
B. Mitigated Negative Declaration (NOI/Initial Study)
C. Conditions of Approval
D. Project Plans

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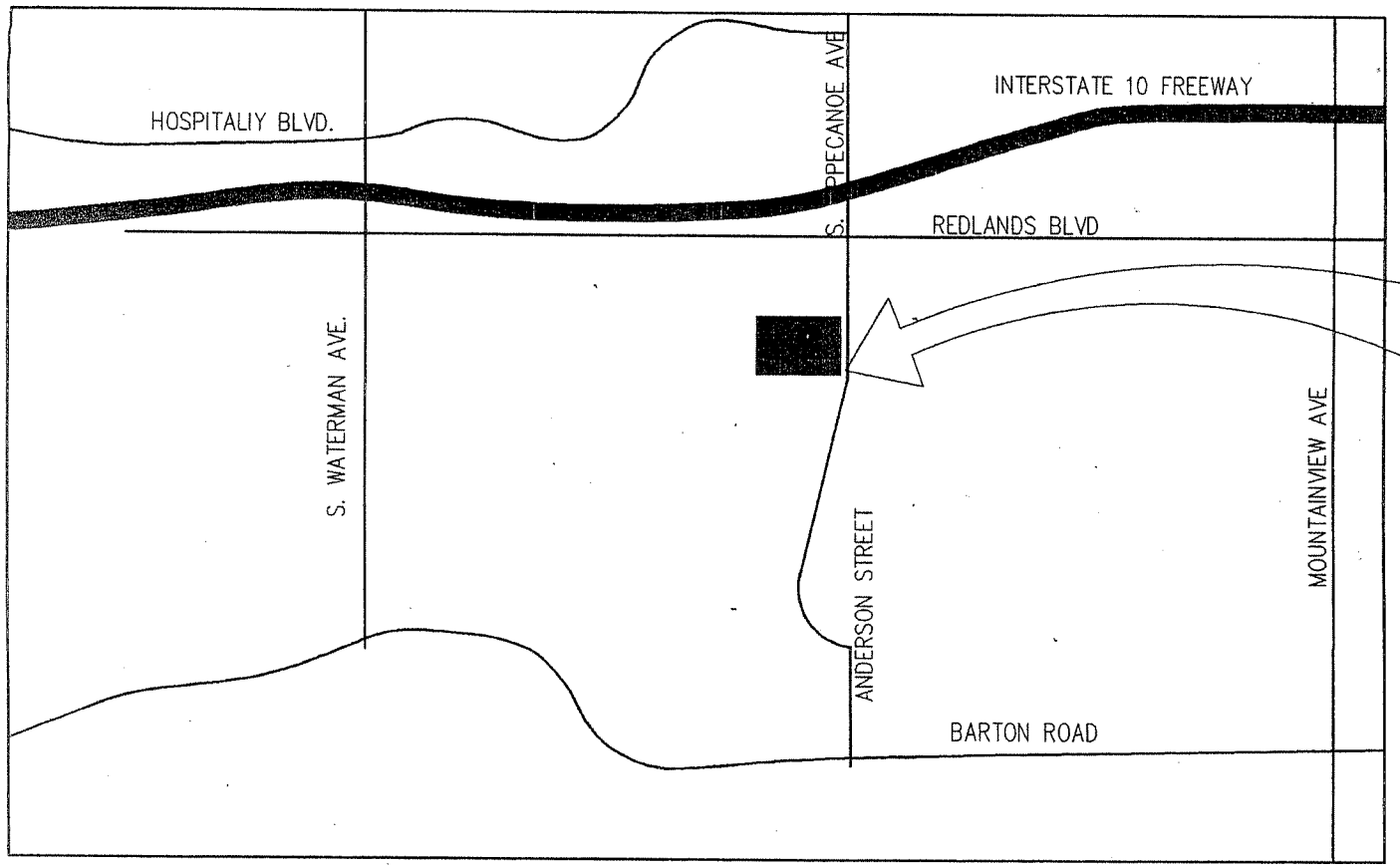
ATTACHMENT A

SITE LOCATION MAP

LOMA LINDA ACADEMY
BIOLOGY LAB ADDITION

VICINITY MAP



PPD 06-09

ATTACHMENT B

MITIGATED NEGATIVE DECLARATION
NOI/INITIAL STUDY

CITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent (NOI) to adopt a Mitigated Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: **Precise Plan of Design No. 2006-0009 (Loma Linda Academy Science Building)**

State Clearinghouse Number (if submitted to Clearinghouse): Not yet assigned

Lead Agency Contact Person: Allan Penaflorida
Area Code/Telephone: 909-799-2830

Project Location (include county): The project site is located at 10656 Anderson Street at the northwest corner of Anderson Street and Academy Street in the City of Loma Linda, County of San Bernardino

Project Description: A request to construct a 4,000 square-foot addition to an existing high school science building including accessible toilets. The south canopy of the existing building will be removed to allow attachment of the new building. Currently the structure provides separate areas for classroom instruction and laboratory exercises for physics, chemistry and biology. The proposed project would create one larger, continuous area for biology instruction and would include an adjoining laboratory. The proposed expansion would occur on the south side of the building and would be constructed in an area that is currently landscaped. No demolition or removal of existing structures or parking areas would result.

The project site is an existing K – 12 private school and is not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E) for soil or ground water contamination.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, April 27, 2006** and will end on **Tuesday, May 16, 2006**. The NOI/Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, May 17, 2006** at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature: _____
Allan Penaflorida

Title: Planning Technician
Date: April 27, 2006

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CITY OF LOMA LINDA

ENVIRONMENTAL CHECKLIST FORM AND INITIAL STUDY

PROJECT FILE

Precise Plan of Design (PPD) NO. 06–09 Loma Linda Academy, an existing K-12 private school, is proposing a 4,000 square-foot addition to the existing Science Building located on the north side (Middle and High School portion) of the campus. Currently the building provides separate areas for classroom instruction and laboratory exercises for physics, chemistry and biology. The proposed project would create one larger, continuous area for biology instruction and would include an adjoining laboratory. The proposed expansion would occur on the south side of the building and would be constructed in an area that is currently landscaped. No demolition or removal of existing structures or parking areas would result.

The proposed expansion would be constructed in one (1) phase and would be completed within approximately 12 months. The proposed project also includes improvements to the existing building including installation of fire system sprinklers and remodeling of the restrooms for handicap accessibility in compliance with Title 24 requirements. The proposed project would accommodate the existing student body and would not require additional faculty or parking areas.

Related Files: None

Applicant:
Loma Linda Academy
10656 Anderson Street
Loma Linda, CA 92534

General Plan Designation: Institutional (I)

Zoning: Institutional (I)

PROJECT CONTACT INFORMATION:

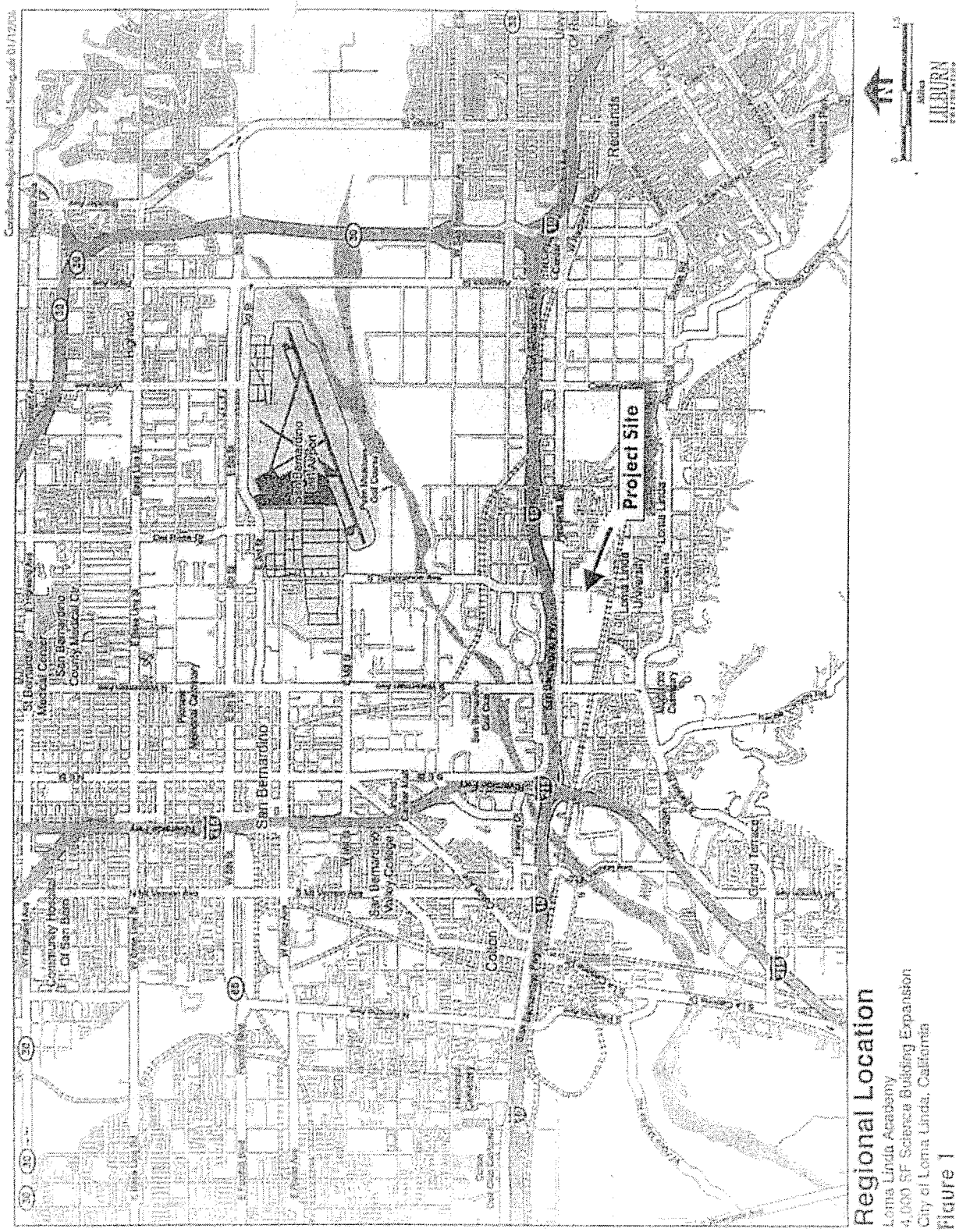
Lead Agency Name and Address:
City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

Contact Person and Phone Number:
Deborah Woldruff, Community Development Director
(909) 799-2810

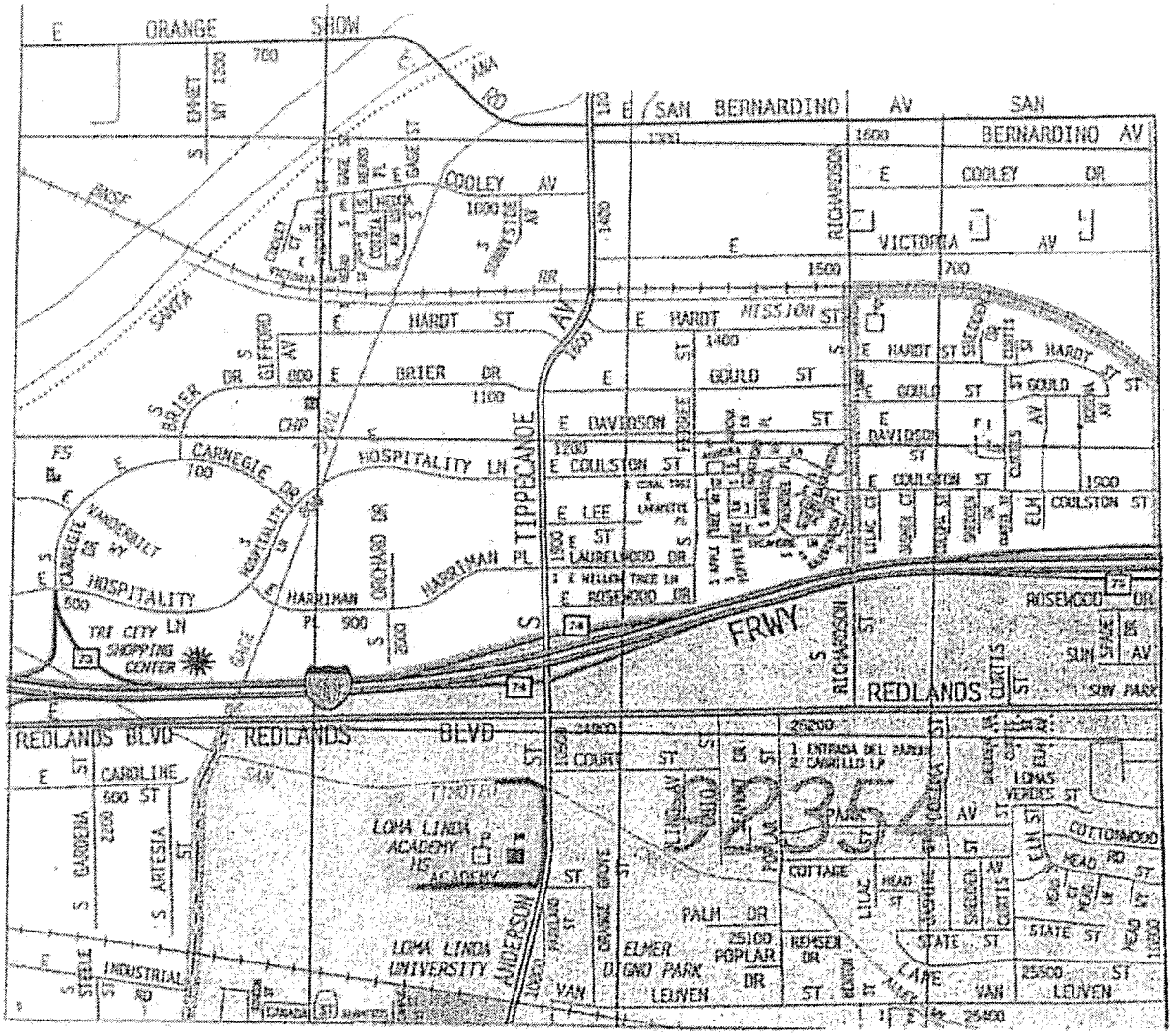
Surrounding Land Uses and Setting (Briefly describe the project's surroundings): The project site is located at 10656 Anderson Street at the northwest corner of Anderson Street and

Academy Street in the City of Loma Linda (see Figures 1 and 2). Surrounding land uses include single-family residential development to the east, and Loma Linda Academy buildings and related uses to the north, south, and west.

Insert Figure 1 Regional Location



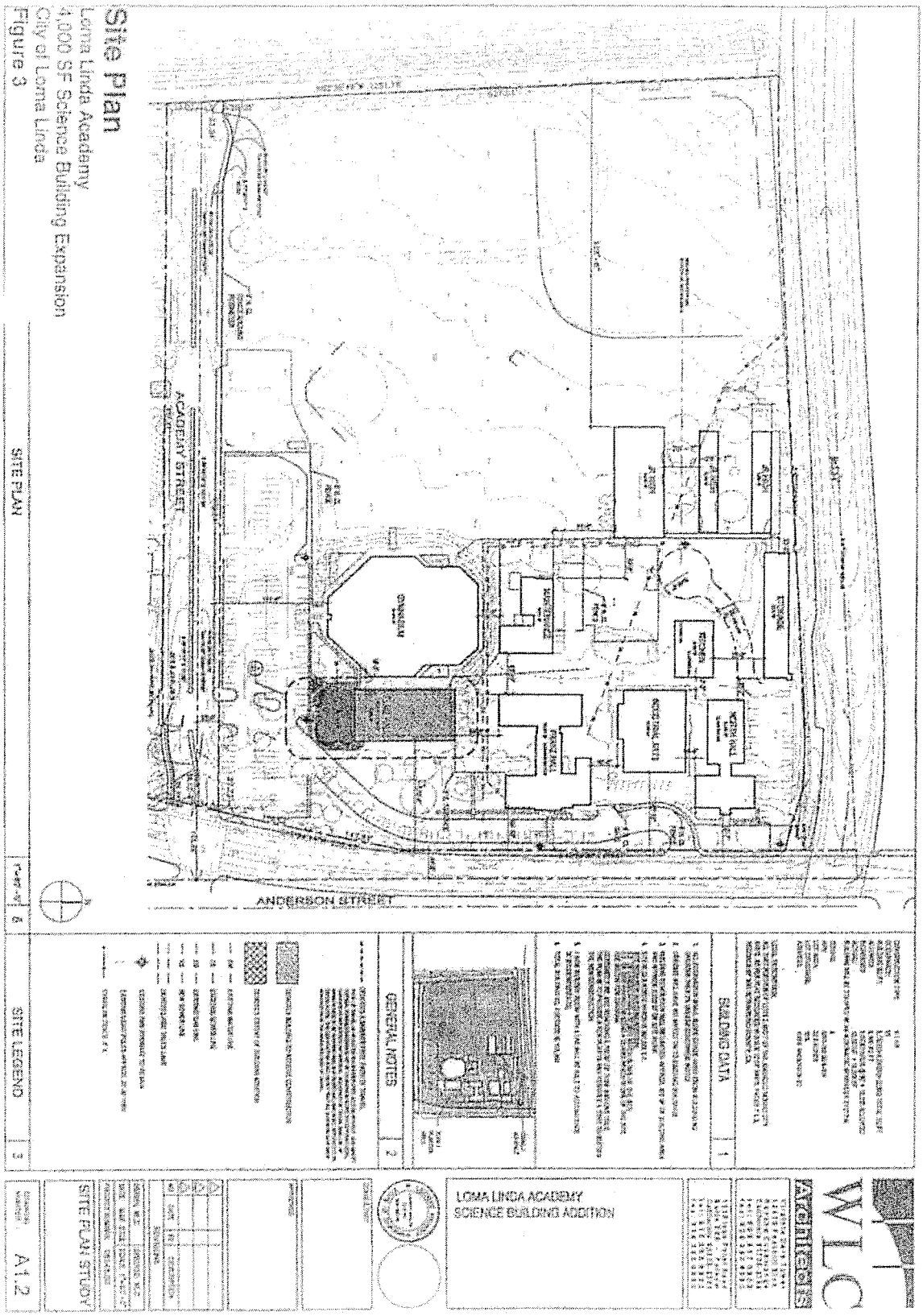
Insert Figure 2 Vicinity Map



Project Location

Loma Linda Academy
4,000 SF Science Building Expansion
City of Loma Linda, California
Figure 2

Figure 3 Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use/ Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation:

( ) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.

(✓) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

( ) I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

( ) I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

( ) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: Julie Lamoureux Date: 4-27-06

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. *Would the project:*				
a) Have a substantial affect on a scenic vista?	( )	( )	( )	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	( )	( )	( )	(✓)
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	( )	( )	( )	(✓)
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	( )	(✓)	( )

Comments:

a/b) According to the City's Draft General Plan, the project site is not within a scenic vista/scenic highway view corridor. Nearby streets including local portions of Anderson Street and Academy Street are not considered scenic routes. The proposed project includes the expansion of the existing Science Building. The expansion includes modern architectural elements, which will incorporate existing elements of the building (e.g. square cut outs along the top of the structure will be echoed in a straight-lined tower to occur near the corner of the building). The Science Building was construction in the 1960's and is not designated as a historic building. Therefore the proposed expansion would not have an adverse affect on a historical building. Similarly, there are no rock outcroppings or trees that would be adversely affected by the proposed project. No impacts are anticipated.

c) The project site includes the existing Science Building, sidewalks, landscaping and parking area. Expansion of the building would occur to the south within a grass-covered area. The proposed expansion would incorporate architectural elements that would blend with other surrounding structures. The proposed project would not degrade the existing visual character of the campus. No impact would result.

d) The project site is currently developed with buildings, parking and related lighting. The proposed expansion would not significantly increase the amount of light/glare currently generated on-site. Potential impacts to single-family residences located on the east side of Anderson Street are considered less than significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURAL RESOURCES. *Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	( )	( )	( )	(✓)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	( )	( )	( )	(✓)

Comments:

a) According to Figure 4.9.1 within the City's Draft General Plan Update Master EIR, the site has an existing land use designation of Institutional, and is the site of existing facilities. The project site and surrounding area has not been identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

b) The proposed project is located on the northwest and northeast corner of Anderson Street and Stewart Street. The proposed project and its location would not conflict with any agricultural land use or Williamson Act land conservation contract. There is not an existing agricultural use or Williamson Act contract on the site.

c) The proposed project does not involve other changes in the existing environment, which due to its location or nature, could result in conversion of Prime Farmland, to a non-agricultural use. Under the existing and proposed Draft General Plan, there are no agricultural land use designations, although agriculture is an existing use in some areas of the City.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. *Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?	( )	( )	(✓)	( )
d)	Expose sensitive receptors to substantial pollutant concentrations?	( )	( )	(✓)	( )
e)	Create objectionable odors affecting a substantial number of people?	( )	( )	( )	(✓)

Comments:

a) The project site is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. The project is the expansion of an existing building. The project would not require additional faculty or generate additional students, and therefore no change in project emissions would result. The project would not conflict with or obstruct implementation of the AQMP.

b/c) Construction emissions were screened and quantified using the URBEMIS 2002 (version 8.7.0) air emissions program. Since the project would not generate additional staff or students, operational emissions were not quantified. The model separates emissions estimated based on the phases of construction and the year in which the particular activity would occur. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM_{10}). The emission levels listed reflect the estimated winter season levels, which are normally higher due to atmospheric conditions (marine layer) and increased use of heating systems. The general construction phases for most projects include site grading and building. URBEMIS 2002 calculates emissions assuming the phases do not overlap.

The URBEMIS model screens construction projects based on a designated land use. For modeling educational development, the user selects the type of development (i.e. elementary, junior college, university, etc.) and the model estimates emissions accordingly. Construction emissions estimates are discussed herein.

The URBEMIS model lists emissions according to construction phases with Phase 1 including demolition, Phase 2 including site grading, and Phase 3 including building construction and on-site paving. Since grading activities would be minimal (approximately 0.2 total acres), daily emissions for Phase 2 as quantified by URBEMIS were at a numeric emission value of zero. A copy of the URBEMIS air emissions report is included in Appendix A of this Initial Study.

Table 1 below, depicts construction emissions for the proposed expansion. Construction emissions would be below SCAQMD thresholds. Therefore, impacts are considered less than significant.

Table 1
URBEMIS 2002 (Version 8.7.0)
(Unmitigated) Building Construction Emissions
(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 3 Year 2006				
Bldg. Const. Off-Road Diesel	3.94	30.03	29.16	1.34
Bldg. Const. Worker Trips	0.01	0.00	0.10	0.00
Maximum lbs/day	**3.95**	**30.04**	**29.26**	**1.34**
SCAQMD Thresholds	75	100	550	150
Significant?	**No**	**No**	**No**	**No**
Phase 3 Year 2007				
Bldg. Const. Off-Road Diesel	3.94	28.76	30.04	1.22
Bldg. Const. Worker Trips	0.01	0.00	0.09	0.00
Arch. Coating Off-Gas	6.73	-	-	-
Arch. Coating Worker Trips	0.01	0.00	0.09	0.00
Asphalt Off-Gas	0.00	-	-	-
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00
Maximum lbs/day	**10.68**	**28.76**	**30.22**	**1.22**
SCAQMD Thresholds	75	100	550	150
Significant?	**No**	**No**	**No**	**No**

d) Nearby sensitive receptors include on-site students and faculty, and single-family residents to the east, across Anderson Street. An increase in air quality emissions produced as a result of construction activities would be short-term, below SCAQMD thresholds, and would cease once construction is complete. Dust suppression (i.e., water application) as required by the City's Development Code, would reduce 50 to 75 percent of fugitive dust emissions during construction. Impacts are considered less than significant.

e) Expansion of the existing science building would not include uses that would create objectionable odors. No adverse impacts to the surrounding environment would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	( )	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	( )	(✓)
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

Comments:

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 4.4.2 within the City's Draft General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher or any other species of concern or listed species. According to Figure 4.4.1 of the EIR, the site and surrounding area is developed and includes urban landscaping.

b) According to Figure 4.4.1 of the City's Draft General Plan EIR, no riparian habitat occurs on or near the project site. Therefore, the project will not have a substantial adverse

effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site is currently developed and contains no such habitats.

c) The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland, nor near any drainage.

d) The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the site is currently developed and there are no such corridors or nursery sites within or near the project site.

e) The project would not conflict with any local policies or ordinances protecting biological resources, as the site is currently developed and there are no identified biological resources that are subject to such regulation.

f) The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted for the project site or surrounding area.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	( )	( )	( )	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	( )	( )	(✓)
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )
d) Disturb any human remains, including those interred outside of formal cemeteries?	( )	(✓)	( )	( )

Comments:

a-b) According to CEQA §15064.5 (b), "substantial adverse change in the significance of a historic resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surrounding such that the significance of a historical resource would be materially impaired." In order to create such a substantial adverse change, the resource must possess historical significance.

In their 1988 Historical Study, the City identified four potential historic districts. The historic districts were established based on areas that contained concentrations of improvements with historic interest or value. The project site does not occur within any of the four identified historic districts. Similarly, the Science Building, which was construction in the 1960's, is not designated as a historic building, and therefore no adverse affects to a designated historical resource would result. No impacts are anticipated.

c) According to Figure 4.5.1 of the Draft General Plan EIR, the project site occurs within an area that has low potential for paleontological resources. This determination was based on literature and records checks, and other field surveys. Since the potential of unearthing vertebrate fossils is low, and since the project site contains existing buildings, it is unlikely than any impacts would result from the proposed project. However there is still some potential for occurrence, particularly during grading activities required for construction of building foundations. Therefore, necessary measures should be taken to ensure impacts are minimized. The following mitigation measure shall be implemented by the construction contractor:

1. **Should paleontological resources be uncovered during grading, a qualified vertebrate paleontologist shall be contracted to perform a field survey to determine and record any nonrenewable paleontologic resources found on-site. The professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.**

Implementation of the above mitigation measure would reduce impacts to potential paleontological resources to a less than significant level.

d) Construction activities, particularly grading, soil excavation and compaction, could adversely affect or eliminate existing and unknown potential archaeological resources. The following mitigation measures shall be implemented:

2. **In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. *Would the project*:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	(✓)	( )
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	( )	(✓)	( )
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )	(✓)	( )
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	( )	( )	( )	(✓)
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	( )	( )	( )	(✓)

Comment :

a) The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexican border and beyond another 775 miles to the tip of Baja California.

i) According to Figure 4.6.2 of the City of Loma Linda's Draft General Plan EIR, the project site and surrounding area does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. No known faults occur on-site.

Therefore, the potential for future surface fault rupture at the site is considered to be low. Located less than ¼ -mile northeast of the site, the Loma Linda Fault is the nearest fault to the site. This fault is considered inactive, as no evidence of active faulting has been identified. However, the project site is located within a highly seismic region of Southern California and within the influence of several fault systems that are considered active or potentially active.

ii) Table 1 summarizes distances and maximum credible earthquake event (Moment Magnitude) for faults identified as most significant for the City. Other faults exist in the area, but due to their distance and/or lower probability of producing a large earthquake, they are considered a less significant risk to the City.

Table 1
Significant Faults

Fault Segment	Distance for site	Max. Credible Event
San Jacinto-San Bernardino	1.6 miles	6.7
San Andreas-San Bernardino	6 miles	6.9
Cucamonga	13 miles	7.0

These active and potentially active faults are capable of producing strong seismic shaking at the site. It is anticipated that the project site would periodically experience strong ground acceleration as a result of moderate to large magnitude earthquakes. Expansion of the science building in accordance with applicable requirements for development within Seismic Zone 4 as listed in the Uniform Building Code would ensure that potential impacts are reduced to the maximum extent possible.

iii) Liquefaction occurs primarily in saturated, loose, fine to medium grained soils in areas where the groundwater table is within 50 feet of the surface. According to the City's Draft General Plan EIR, moderate to moderately high susceptibility for liquefaction hazards occurs in the northwestern portion of the City and the southern portion of the City near Reche Canyon. The project site is located within the northwestern portion of the City, and as shown on Figure 4.6.2 of the Draft General Plan EIR, occurs within a liquefaction hazard zone. Since the site is currently developed, the 4,000 square-foot addition to the existing Science Building would not increase potential liquefaction hazards currently present within this portion of the City. Building construction in conformance with State and City building codes will reduce the risk of structural failure. Potential impacts are considered less than significant.

iv) The occurrence of landslides is considered minimal because the project site is relatively flat with a gentle slope toward the southwest, and is not on or near a geologic formation that would cause landslides.

b) According to the Soil Survey of San Bernardino County (Southwestern Part, Sheet No. 8 – San Bernardino South Quadrangle), on-site soils occur within the San Emigdio series, specifically the San Emigdio fine sandy loam (ScA). This nearly level soil is located on alluvial fans mainly in or near Loma Linda. Soils are generally classified as well-drained, nearly level to strongly sloping soils formed on alluvial fans in somewhat mixed alluvium derived mainly from sedimentary materials. Runoff is slow, and the hazard of erosion is slight to moderate on bare soil.

The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one acre or more.

The General Construction permit requires developments of one acre or more to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The Regional Water Quality Control Board (RWQCB), Santa Ana Region has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County within the Santa Ana Region. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. The SWPPP would include Best Management Practices (BMP's) to prevent construction of the project to pollute surface waters. This is a standard condition of approval applicable to this project. BMP's would include, but would not be limited to street sweeping of adjacent roads during construction, and the use of hay bales or sand bags to control erosion during the rainy season. These are discussed in greater detail in Section 8, Hydrology and Water Quality, of this Initial Study.

Compliance with the NPDES permit requirements, implementation of a SWPPP, and compliance with the mitigation measure as outlined in Section 8, Hydrology and Water Quality of this Initial Study would protect the site from the loss of topsoil and off-site sedimentation.

c-d) As previously discussed, the project site occurs within a liquefaction hazard zone. However, the site and surrounding area is currently developed. The proposed 4,000 square-foot addition to the existing Science Building would not increase potential liquefaction hazards currently present within this portion of the City. Soils on-site, classified as San Emigdio fine sandy loam, are not considered expansive. Implementation of the proposed project would not result in soils becoming unstable. No impacts are anticipated.

d) Currently, the project site is developed with the existing Loma Linda Academy. The site and surrounding area is connected to and served by the City's existing sewer system. The proposed project includes remodeling of the existing restrooms; however no additional restrooms are proposed. Similarly, no septic tanks or alternative wastewater disposal is proposed.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. HAZARDS AND WASTE MATERIALS. *Would the project:*				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	(✓)	( )
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment?	( )	( )	(✓)	( )
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

Comments:

a) The proposed project includes the expansion of the existing science building and interior improvements including the installation of fire system sprinklers and remodeling of the existing restrooms for handicap accessibility. Construction activities would not create a significant hazard to the public or the environment through the routine transport, use, or

disposal of hazardous materials, because construction of the facilities would not involve such activities.

Similarly post-construction activities including laboratory and lecture facilities would not involve the routine transport or use of hazardous materials. The biology laboratory would not require the use of hazardous materials. No impacts would result.

b) The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Waste generated as part of general laboratory exercises would not require special handling.

c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impacts would result to students at the Loma Linda Academy.

d) During a recent site visit, no hazardous materials (e.g. drums, illegal dumping) were discovered on-site. Based on existing educational activities on-site, and a recent site visit, construction/operation of the proposed project would not disturb any hazardous materials known to occur on-site.

e) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, located over six miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. The proposed expansion would not create a safety hazard to people or aircraft.

f) There are no private airstrips within the vicinity of the project site.

g) The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The City's Emergency Operations Plan includes policies and procedures to be administered by the City in the event of a disaster. During disasters, the City of Loma Linda is required to coordinate emergency operations with the County of San Bernardino. Policies within the City's Draft General Plan and updates to the City's Emergency Plan, as required by State law, would ensure the proposed project would not interfere with adopted policies and procedures. The proposed expansion does not include the construction of additional access points and would continue to use existing access points along Anderson Street and Academy Street. No impact is anticipated.

h) The City of Loma Linda has defined areas susceptible to wildland fires by a boundary identified as the Urban Wildland Interface division line. According to Figure 10.3 of the City's Draft General Plan, the greatest fire hazard can be expected to come from the adjacent hills and canyons in the southern portion of the City. The project site is located over 3,200 feet north of the nearest identified hazardous fire area. The project site is located within an urbanized area and is surrounded by development. The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY. *Would the project:*	( )	( )	( )	(✓)
a) Violate any water quality standards or waste discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	( )	(✓)
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	( )	( )	( )	(✓)
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	( )	( )	( )	(✓)
f) Otherwise substantially degrade water quality?	( )	( )	( )	(✓)
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	( )	(✓)
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	( )	( )	( )	(✓)
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j) Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

Comments:

a,f) The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. Since the proposed project would disturb approximately 0.2 acres, it is not subject to the NPDES permit requirements. No impacts would result.

b) The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished from rainfall and snowmelt from the San Bernardino Mountains. The proposed project would not deplete groundwater supplies nor would it interfere with recharge since it is not within an area designated as a recharge basin or spreading ground. The existing Loma Linda Academy would continue to receive its water supply directly from the City of Loma Linda whose source of supply is groundwater.

c-e) The proposed 4,000 square-foot expansion would not cause substantial changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff since the project would occur at the existing Loma Linda Academy which contains existing structures, paving, landscaping and drainage controls. The proposed project would include additional paved areas and building coverage on-site; however, the project will not alter the course of any stream or river. All runoff would be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. Review and approval of plans would ensure the project would not result in substantial erosion, siltation, or flooding on- or off-site. No impacts are anticipated.

g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because no housing is proposed or would be located within the project site.

h) According to the City's Draft General Plan Figure 10.2, the project site is located within Zone X, which identifies areas determined to be outside of the 500-year floodplain.

i) The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City of Loma Linda to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas.

No portion of the City occurs within the inundation area of the Seven Oaks Dam. No impacts would result.

j) There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. LAND USE AND PLANNING. *Would the project:*				
a) Physically divide an established community?	( )	( )	( )	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	( )	(✓)
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	( )	( )	( )	(✓)

Comments:

a-b) The proposed project would occur at the existing Loma Linda Academy which is designated by the existing and proposed General Plan Update as Institutional. Land uses surrounding the site include single-family residents to the east across Anderson Street, and the remaining portions of the Loma Linda Academy campus to the north, south and west. The project site and areas to the north, south, and west are designated Institutional (I), and land east of the site is designated Mixed Use. Proposed development would be consistent with uses permitted within the current designation and would not physically divide an established community.

c) The project would not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. MINERAL RESOURCES. *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	( )	( )	( )	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	( )	( )	( )	(✓)

Comments:

a) According to the California Department of Conservation, Division of Mines and Geology, the project site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3).

This designation is given for areas containing mineral deposits; the significance of which cannot be evaluated from available data due to urbanization. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State due to urbanization and limited accessibility.

b) The project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources within the project area.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. NOISE. *Would the project result in:*				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	( )	(✓)	( )
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

Comments:

a,c) Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). L_{eq} is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation

hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals, and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The major noise source for the site and surrounding area is Anderson Street. Noise measurements conducted as part of the City's Draft General Plan EIR, indicated existing traffic noise in the project vicinity is moderate to high. Specific measurements along Anderson Street for the area between Redlands Boulevard and Academy Street indicated that the 65 dBA CNEL along this roadway segment extends up to 90 feet from the roadway centerline. According to the site plan, the existing Science Building is set back approximately 200 feet from the Anderson Street centerline. Instructors and students within the existing building and expanded portion of the building would not be exposed to noise levels in excess of State established standards.

b) Construction and post-construction use of the Science Building would not require the use of equipment which would generate excessive ground borne vibration or ground-borne noise levels. No impacts would result.

d) Construction activities would temporarily increase ambient noise levels for the surrounding area. Single-family residential development occurs west of the site. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from temporary construction noise would be less than significant.

e) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, located over six miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. Instructors and students at the campus would not be exposed to any excessive noise from airport activities.

f) There are no private airstrips within the vicinity of the project site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. POPULATION AND HOUSING. *Would the project:*				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	( )	( )	( )	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)

Comments:

a) The proposed project is the 4,000-square-foot expansion of the existing Science Building at the Loma Linda Academy. Construction activities associated with expansion of the building would be short-term and would not create any new long-term construction jobs. Similarly, upon completion the project would not result in any new employees, as existing staff of Loma Linda Academy would continue employment within the expanded building.

b) The proposed project would not displace any existing housing units, because no housing units are proposed to be demolished to accommodate the proposed project.

c) The proposed project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a) Fire protection?	( )	( )	(✓)	( )
b) Police protection?	( )	( )	( )	(✓)
c) Schools?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Parks?	( )	( )	( )	(✓)
e) Other public facilities?	( )	( )	( )	(✓)

Comments:

a) Fire Protection –Fire protection is provided by the Loma Linda Fire Department. Fire Station 251 serves the City and is located at 11325 Loma Linda Drive. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed 4,000 square-foot expansion would be required to comply with City fire suppression standards including building sprinklers and maintaining adequate fire access. The proposed project also includes the installation of sprinklers in the remaining portions of the Science Building. The proposed expansion would not create a fire hazard or endanger the surrounding area.

b) Police protection –The proposed project is the expansion of the existing Science Building at the Loma Linda Academy. The San Bernardino County Sheriff's Department (SBSD) provides police protection for the City. The SBSD currently has 12 sworn officers assigned to the City. With an estimated population of 20,136 people, the ratio of officers to citizens is approximately 1:2,478. The proposed project would not generate any new staff or students. Therefore, no additional demand would be placed on officers to maintain the current level of service.

c) Schools – School services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. The proposed 4,000 square-foot expansion to the Science Building at the Loma Linda Academy would not generate any new jobs or additional students for the area. No impact to schools is anticipated.

Parks – The high school and middle school section of the Loma Linda Academy has a current enrollment of 600 full-time equivalent students. Since the project would not create additional jobs or increase the number of students currently enrolled, no affect is anticipated to existing City parks.

e) Library Facilities - The 4,000 square-foot expansion to the Science Building is being proposed in order to create an adjoining lecture and laboratory area for biology classes. No additional students or staff would be generated by the proposed project. No impact to libraries would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. RECREATION. *Would the project:*				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	( )	( )	( )	(✓)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	( )	( )	( )	(✓)

Comments:

a-b) The City of Loma Linda owns and administers nine parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 20,136 people and a total of 64.16 acres of parkland, the City currently has a park ratio of 3.20 acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population.

The 4,000 square-foot expansion to the Science Building is being proposed in order to create an adjoining lecture and laboratory area for biology classes. No additional students or staff would be generated by the proposed project. No impact to recreational facilities is anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. TRANSPORTATION/TRAFFIC. *Would the project:*				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	( )	( )	( )	(✓)
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	( )	( )	( )	(✓)
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	( )	( )	( )	(✓)
e)	Result in inadequate emergency access?	( )	( )	( )	(✓)
f)	Result in inadequate parking capacity?	( )	( )	( )	(✓)
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	( )	( )	( )	(✓)

Comments:

a, b) The proposed project is the 4,000-square-foot expansion of the existing Science Building at the Loma Linda Academy. Upon completion the project would not result in any new students or employees, as existing staff of Loma Linda Academy would continue employment within the expanded building. Therefore, no increase in traffic would result.

c) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three (3) miles north of the project site, and the Redlands Municipal Airport, located over six (6) miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. The proposed expansion would not change air traffic patterns or create a safety hazard to people or aircraft.

d) The proposed project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow. The proposed expansion would occur in an area that currently contains grass. Existing access points and interior roadways would not change. No impact resulting from the project design is anticipated.

e) Currently, the site includes sufficient emergency access to facilitate the needs of existing on-site buildings. The proposed expansion would be reviewed by the City of Loma Linda Fire Department to ensure emergency access is maintained. No impact is anticipated.

f) The 4,000 square-foot expansion of the Science Building is being proposed in order to create an adjoining lecture and laboratory area for biology classes. No additional students or staff would be generated by the proposed project, and therefore no additional parking would be required. The proposed expansion would occur in an area that is currently landscaped with grass. No existing parking spaces would be removed as a result of the expansion, and therefore no impact would result.

g) An existing bus stop is located approximately one-half mile north of the site at the intersection of Redlands Boulevard and Anderson Street. The project site includes existing parking areas and interior roadways currently used by students and staff. Traffic ingress/egress would not change at the Loma Linda Academy and therefore would not interfere with bus patrons.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS. *Would the project:* a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	( )	(✓)
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	( )	(✓)
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	(✓)	( )	( )

Comments:

a) The City of Loma Linda's wastewater is treated by the City of San Bernardino through a Joint Powers Agreement. The City of San Bernardino operates both a secondary and a tertiary plant that discharge effluent to the Santa Ana River. The proposed project includes remodeling of the existing restrooms in the Science Building in order to comply with Title 24 ADA accessibility. The proposed project does not include the addition of restrooms. The Loma Linda Academy would continue to generate wastewater that can be discharged to a municipal system. No impacts to the wastewater treatment system would result.

b) As previously stated, the City of San Bernardino, under a JPA provides wastewater treatment services to the City of Loma Linda. Since no additional wastewater would be generated, the project would not require the expansion of existing facilities. The Loma Linda Academy is currently served by existing City of Loma Linda sewer lines and therefore no impacts would result.

c) The project site and surrounding area is currently developed and is served by existing storm drains. Drainage plans would be reviewed by the City Engineer to ensure the system will have sufficient carrying capacity to meet the proposed project demands. No impact is anticipated.

d) The production and distribution of water within the City of Loma Linda is provided by the City's Department of Public Works, Water Division. The City's groundwater is supplied from six wells. The total production capacity of these wells totals 7,900 gallons per minute. In addition to the groundwater wells, the City has two emergency connections with the City of San Bernardino and one with the City of Redlands. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth through the collection of development fees and the use of other funding methods. Since the proposed expansion would not require a significant amount of additional water, no impact is anticipated.

f) The City contracts with Waste Management, Inc. of the Inland Empire to provide solid waste collection services. Solid waste not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill located in the City of Redlands. The San Timoteo Sanitary Landfill has a total permitted capacity of 20,400,000 cubic yards, and has an estimated closure date of May 2016. The proposed project would not be served by a landfill with insufficient permitted capacity.

g) As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their wastes from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. To ensure the proposed project contributes towards the diversion mandate, the following mitigation measure shall be implemented:

3. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	( )	( )	( )	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	( )	( )	( )	(✓)
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	( )	( )	(✓)	( )

Comments:

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 4.4.2 within the City's Draft General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher or any other species of concern or listed species. According to Figure 4.4.1 of the EIR, the site and surrounding area is developed and includes urban landscaping.

In their 1988 Historical Study, the City identified four potential historic districts. The historic districts were established based on areas that contained concentrations of improvements with historic interest or value. The project site does not occur within any of the four identified historic districts. Similarly, the Science Building, which was construction in the 1960's, is not designated as a historic building, and therefore no adverse affects to a designated historical resource would result. No impacts are anticipated.

b) The proposed project is the 4,000-square-foot expansion of the existing Science Building at the Loma Linda Academy. Construction activities associated with expansion of the building would be short-term and would not create any new long-term construction jobs. Similarly, upon completion the project would not result in any new employees, as existing staff of Loma Linda Academy would continue employment within the expanded

building. Therefore the proposed project would not cumulatively result in substantial unanticipated population growth. No impacts would result.

c) Proposed development at the site would not cause substantial long-term adverse effects on human beings, either directly or indirectly.

Construction activities would increase ambient noise levels for the surrounding area. Single-family residential development occurs east of the site along the east side of Anderson Street. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of Loma Linda, Planning Department:

- City of Loma Linda Draft General Plan, LSA Associates, June 2004.
- City of Loma Linda General Plan Draft Program Environmental Impact Report, LSA Associates, March 2004.
- Soil Survey of San Bernardino County Southwestern Part, California, United States Department of Agriculture Soil Conservation Service, January 1980.

ATTACHMENT C

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 06-09
May 17, 2006

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:	EXPIRATION DATE:
PRECISE PLAN OF DESIGN (PPD) NO. 06-09	**MAY 17, 2007**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.

3. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

   a. On-site circulation and parking, loading and landscaping;

b. Placement and/or height of walls, fences and structures;
c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
d. A reduction in density or intensity of a development project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.

6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

7. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.

8. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.

9. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.

10. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:

a. Water active grading areas and staging areas at least twice daily as needed;
b. Ensure spray bars on all processing equipment are in good operating condition;
c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
d. Suspend grading activities when wind gusts exceed 25 mph;
e. Sweep public paved roads if visible soil material is carried off-site;
f. Enforce on-site speed limits on unpaved surface to 15 mph; and
g. Discontinue construction activities during Stage 1 smog episodes.

11. The applicant shall implement the following construction practices during all construction activities to reduce NOx emission as stipulated in the project Initial Study and identified as mitigation measures:

a. During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.
b. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
c. The developer/contractor shall use building materials that do not require painting.
d. The developer/contractor shall use pre-painted construction materials where feasible.

12. The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer.

13. The applicant shall work with Waste Management to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.

14. All construction shall meet the requirements of the 2001 California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).

15. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.

16. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

17. The developer shall provide a conduit for future connection to the Loma Linda Connected Community Program per Loma Linda Information Systems Department.

18. Prior to grading, a field survey to determine the potential for significant nonrenewable paleontologic resources shall be conducted on-site by a qualified vertebrate paleontologist. The professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

19. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

20. Prior to issuance of grading permits, a site-specific geotechnical study shall be performed to determine the liquefaction potential at the site. Recommendations within the report shall be made conditions of approval.

Landscaping

21. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.

22. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.

23. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.

24. Prior to construction, a certified Arborist shall evaluate all on-site trees that would be affected by the construction, and prepare a report that includes recommendations for relocation or replacement of all healthy trees.

FIRE DEPARTMENT

25. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

26. Pursuant to UFC Section 901.4.4, as amended in Loma Linda Municipal Code (LLMC) Section 15.28.150, building address numerals shall be a minimum of eight (8) inches, affixed to the building so as to be visible from the street, and electrically illuminated during the hours of darkness.

27. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and UFC Section 1003.2.2.3, as amended in LLMC Section

15.28.250, all new buildings and additions shall be equipped with automatic fire sprinkler systems meeting the requirements of UBC Standard No. 9-1 (NFPA 13). Systems shall be supplied by the existing on-site water system. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation.

28. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City manager's Executive Order.

PUBLIC WORKS DEPARTMENT

29. The developer shall submit an engineered grading plan for proposed project.

30. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.

31. All public improvement plans shall be submitted to the Public Works Department for review and approval.

32. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.

33. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

34. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.

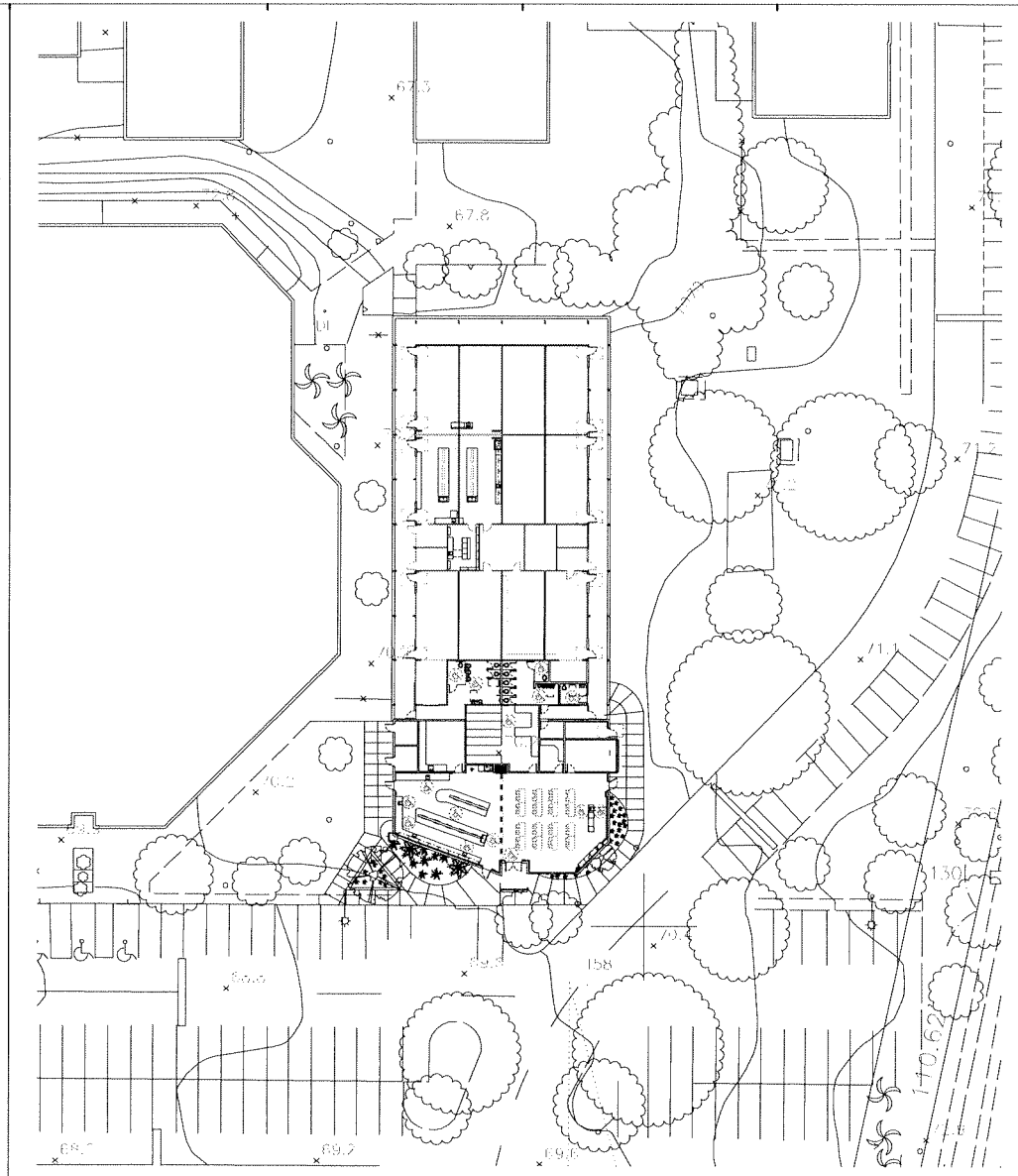
35. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.

36. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

End of Conditions

ATTACHMENT D

PROJECT PLANS



4 NEW SITE PLAN
1/16" = 1'-0"

NOT USED

WLC
Architects
SOUTHERN CALIFORNIA
Virginia Dare Tower
10470 Foothill Boulevard
Rancho Cucamonga
California 91730-3754
tel: 909 987-0909
fax: 909 980-9980

SCIENCE BUILDING ADDITION

LOMA LINDA ACADEMY
10656 ANDERSON STREET
LOMA LINDA, CA 92354

LICENSED ARCHITECT
LARRY WOLFF
C-5764
09-31-08
STATE OF CALIFORNIA

CONSULTANT

APPROVED
APPL XXXXXX
AL FLS SS
DATE

REVISIONS
NO	DATE	BY	DESCRIPTION

DRWN Author	CHKD Checker
DATE TBA	SCALE 1/16" = 1'-0"
PROJECT NUMBER 0614500	

SITE PLAN

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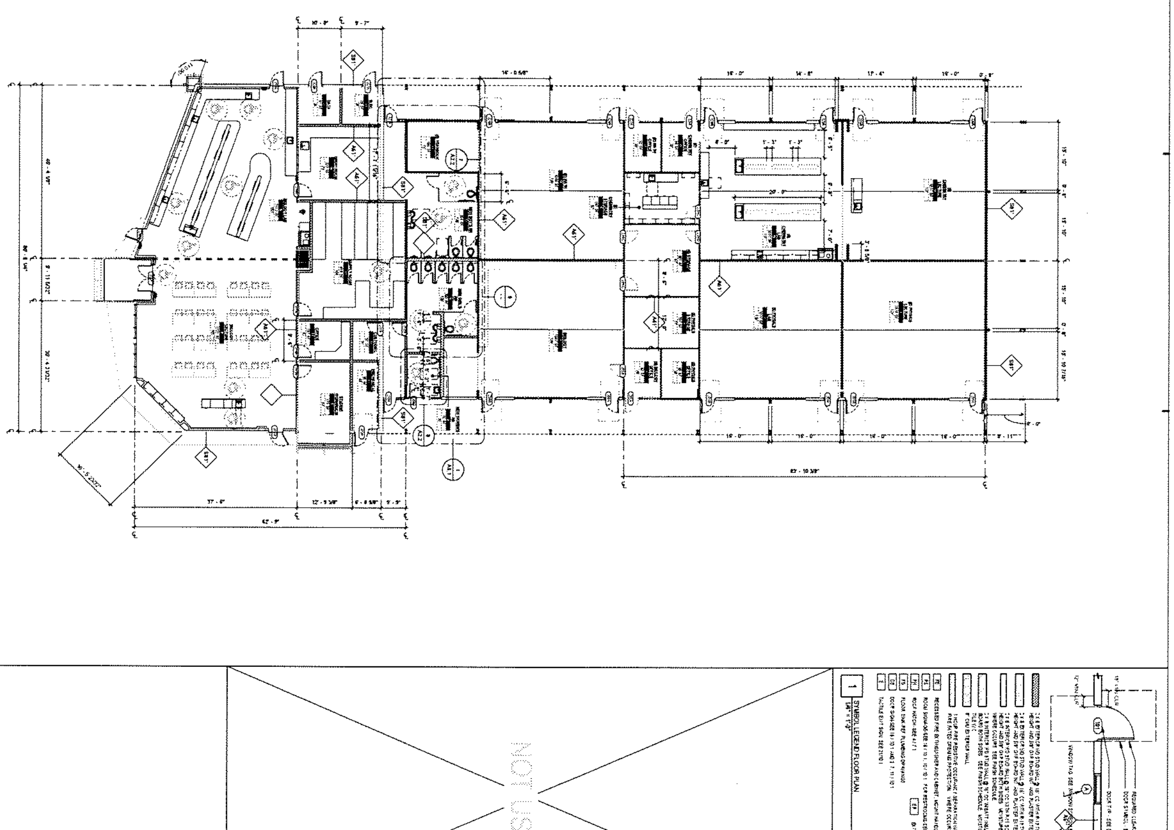

4 NEW PLAN - FIRST FLOOR

1/8" = 1'-0"

NOT USED

1 SYMBOL LEGEND FLOOR PLAN

SCIENCE BUILDING ADDITION

LOMA LINDA ACADEMY

10656 ANDERSON STREET
LOMA LINDA, CA 92354

WLC Architects
SOUTHERN CALIFORNIA
Virginia Dare Tower
10470 Foothill Boulevard
Rancho Cucamonga
California 91730-3754
tel: 909 987-0909
fax: 909 980-9980

CONSULTANT

APPROVED

APPL XXXXXX

REVISIONS

NO	DATE	BY	DESCRIPTION

DRWN Author	CHKD Checker
DATE TBA	SCALE As indicated
PROJECT NUMBER 06145.00	

FIRST FLOOR PLAN

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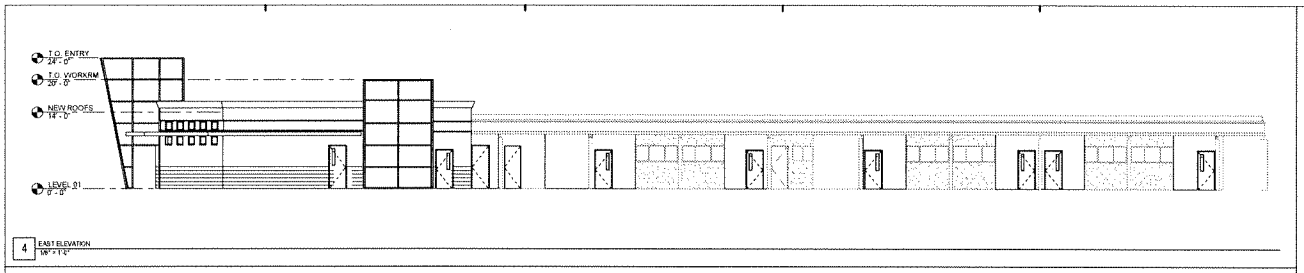

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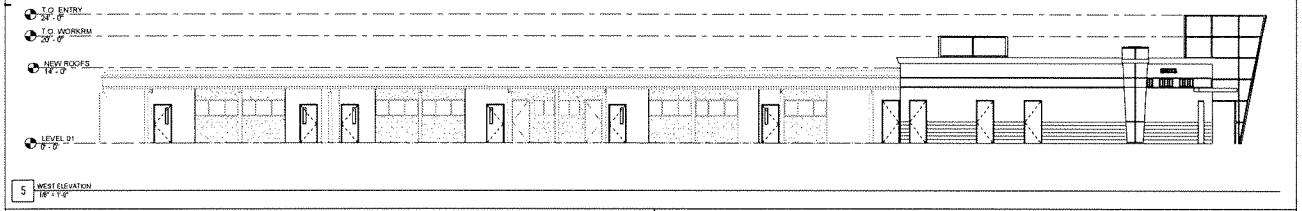

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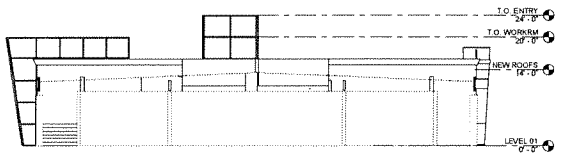

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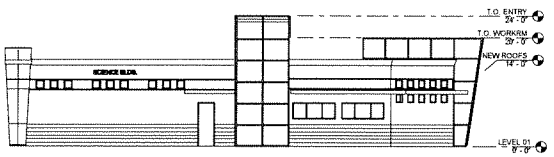

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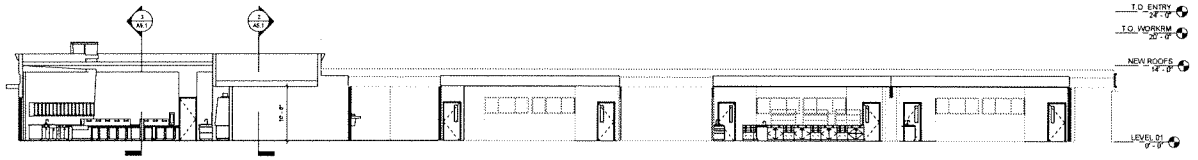

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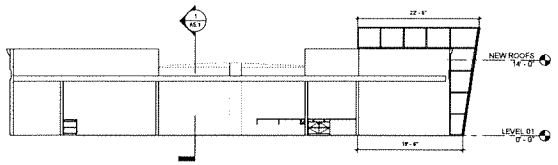

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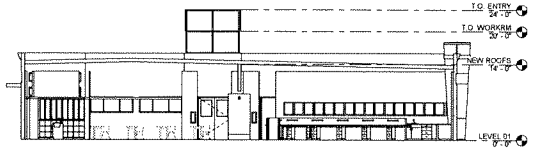

3 SECTION 3
1/8" = 1'-0"

NOT USED

WLC
Architects
RANCHO CUCAMONGA · PLEASANTON · SACRAMENTO

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tel: 909.980.9909
fax: 909.980.9990

SCIENCE BUILDING ADDITION

LOMA LINDA ACADEMY
10656 ANDERSON STREET
LOMA LINDA, CA 92354

REGISTERED ARCHITECT
JIM DICARLO
C-13803
11-30-06
STATE OF CALIFORNIA

CONSULTANT

APPROVED
APPL XXXXXX
AC FLS SS
DATE

REVISIONS			
NO	DATE	BY	DESCRIPTION

DRWN: Author	CHKD: Checker
DATE: TBA	SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 0614500	

ELEVATIONS & SECTIONS

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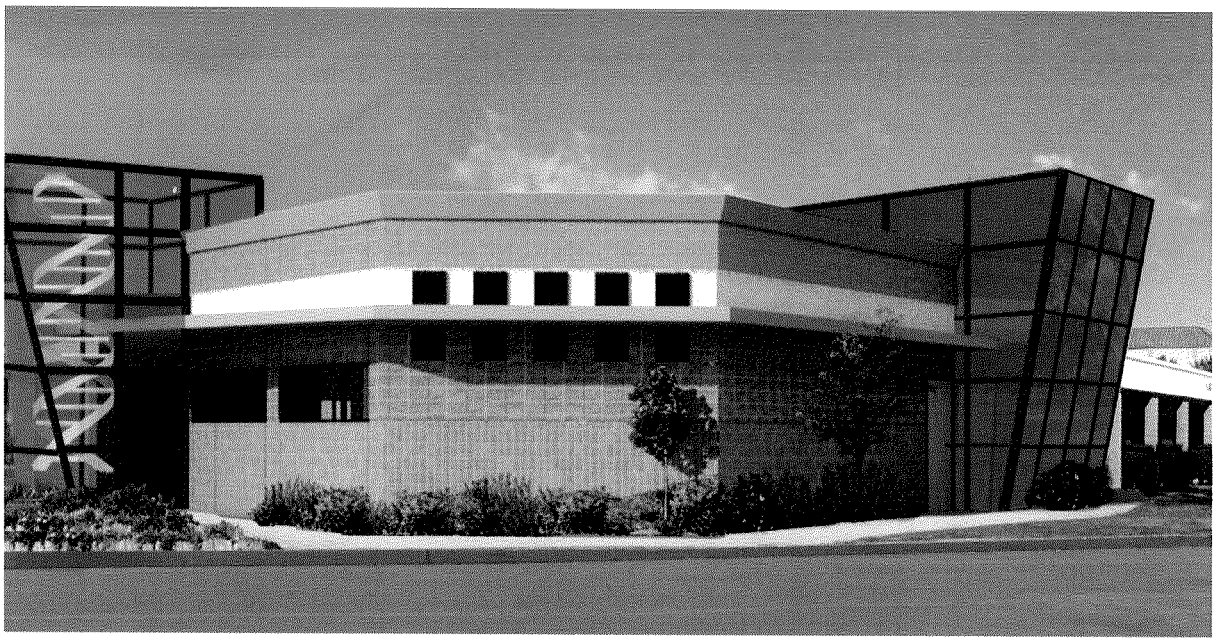

LOMA LINDA ACADEMY
SCIENCE ADDITION